

FACILITIES READINESS EVALUATION

City of Tacoma General Services
 Asset Management Division
BROADWAY CENTER THEATERS
 Facilities Readiness and Preservation

Consultant	Trade	Pantages Theater			Rialto Theater			Theater on the Square			Trade Totals
		High	Medium	Low	High	Medium	Low	High	Medium	Low	
McKinstry:	HVAC	\$13,515	\$4,035	\$680	\$4,800	\$200	\$200	\$17,080	\$5,290	\$350	\$46,150
	Plumbing	\$2,650	\$10,700	\$1,540	\$400	\$980	\$0	\$2,700	\$7,000	\$480	\$26,450
	Fire Sprinkler	\$9,600	\$3,100	\$0	\$0	\$0	\$200	\$100	\$2,100	\$800	\$15,900
	Electrical	\$930	\$50,600	\$5,115	\$0	\$9,500	\$3,500	\$120	\$6,955	\$620	\$77,340
	Subtotal	\$26,695	\$68,435	\$7,335	\$5,200	\$10,680	\$3,900	\$20,000	\$21,345	\$2,250	\$165,840
AHBL Engr:	Seismic & Structural	\$0	\$662,900	\$26,000	\$0	\$25,000	\$10,000	\$0	\$6,800	\$10,450	\$741,150
WJE Assoc:	Exterior Cladding										
	Exterior Windows Roofing										
	Subtotal										
Stagecraft:	Rigging Equipment										
	Theater Lighting Sound system										
	Subtotal										
Theater Sub Totals		\$26,695	\$731,335	\$33,335	\$5,200	\$35,680	\$13,900	\$20,000	\$28,145	\$12,700	\$906,990
Theater Totals			\$791,365			\$54,780			\$60,845		

MECHANICAL & ELECTRICAL

High Priority: Representing a potential or immanent equipment failure that would cause loss of function resulting in discomfort or inconvenience for occupants

Medium Priority: Representing equipment requiring continual attention until replacement or repair can be accomplished a a planned project.

Low Priority: Representing equipment for which operational improvement can result from a simple maintenance task

STRUCTURAL

High Priority: Representing a potential or immanent threat to health or life safety for facility users

Medium Priority: Representing compliance issues to codes and industrial standards that have no immediate concern and can be deferred for future renovation work

Low Priority: Representing cosmetic improvements or basic maintenance for the facility